



# 2023 Annual Action Plan

**DRAFT**

Berkeley County  
P. O. Box 6122  
Moncks Corner, South Carolina 29461

Annual Action Plan  
2023

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

Berkeley County strives to provide safe, decent, and affordable housing; a suitable living environment; and economic opportunities – especially for low- to moderate-income (LMI) households and special needs groups in the County. In 2021, the County became a U.S. Department of Housing and Urban Development (HUD) entitlement community, enabling it to be eligible for federal funds allocated through HUD's Community Planning Development program.

The County's Grants Administration Department administers the federal HUD Community Development Block (CDBG) and HOME Investment Partnerships Program (HOME) grant funds and ensures compliance of HUD regulations and guidelines. CDBG funds help to develop viable communities and address the housing and community development needs of LMI through three national objectives: benefits to LMI, elimination or prevention of slum and blight and meeting an urgent need. HOME is the largest federal block grant to state and local governments designed exclusively to create affordable housing for low-income households. Partnerships with neighborhood nonprofit organizations and other local agencies and municipalities allow the County to improve the quality of life for its citizens.

Berkeley County is located in southeast South Carolina nearby the Atlantic coast. As of 2021, the County has a population of 224,806. The County has been experiencing a population growth for the last decade and saw a 32.3% increase from 2010 to 2021 (169,878 to 224,806). To help ensure that Berkeley County has healthy growth, the following Consolidated Plan and its subsequent Annual Action Plans (AAP) will help guide the County in identifying the priority needs of its citizens and developing goals to address these needs. This PY 2023 AAP represents the third year of the 2021-2025 5-Year Consolidated Plan.

### 2. Summarize the objectives and outcomes identified in the Plan

Berkeley County developed its strategic plan based on an analysis of the data presented in the Consolidated Plan and the community participation and stakeholder consultation process. Through these efforts, the County identified three priority needs and associated goals to address those needs. The priority needs are:

#### **Expand & Improve Public Facilities**

- 1A Improve Access to Public Facilities

#### **Reduce Slum & Blight in Residential Areas**

- 2A Reduce Slum & Blight in Residential Areas

### **Public Services & Quality of Life Improvements**

- 3A Provide Supportive Services for Special Needs Populations
- 3B Provide Vital Services for LMI Households
- 3C Provide for Improvements to Owner-occupied Housing

### **Affordable Housing Development & Preservation**

- 4A Affordable Owner-Occupied Housing Opportunities
- 4B Affordable Rental Housing Opportunities

In PY 2023 the County will focus on improvements to public facilities, demolition and homeowner housing rehab.

## **3. Evaluation of past performance**

In 2020, Berkeley County accepted Urban County status as an entitlement community designated by HUD and began program activities starting with PY 2021, the first year of the 5-Year Consolidated Plan and overall Strategic Plan for the time period. Each program year will have an Annual Action Plan (AAP) and a Consolidated Annual Performance and Evaluation Report (CAPER) to track the progress of the County's activities towards its goals in meeting the needs of the community for that year. The most recent PY 2021 CAPER reports on the activities and goals set in the 2021 AAP, which was the first year of the Strategic Plan.

In PY 2021, Berkeley County worked to set up its CDBG program and contacted subrecipients to set up program activities. The County worked towards the development of its program policy and procedures, and identified activities to achieve its goals in the plan. There were two public improvement projects started in the program year, which were the Miracle League Ball Field project and infrastructure development for the purpose of affordable housing with Habitat with Humanity – both in the Town of Monks Corner. These activities are only underway, and are not yet reported as accomplishments within the PY. The County had a goal to remove 3 buildings in PY 2021, however this activity has not yet been started.

The County will continue to address affordable housing development and preservation as it's been identified as a priority by the County and its residents. In the upcoming program year, HOME will be awarded to the County, and as a result the County's Consolidated Plan was Substantially Amended to include the HOME grant and affordable housing goals for both homeowners and renters in the areas of new housing development and housing rehab. Future Annual Action Plans will reflect the changes made in the Substantial Amendment to the Consolidated Plan.

#### **4. Summary of Citizen Participation Process and consultation process**

The purpose of the citizen participation process is to actively encourage citizens, particularly low- and moderate-income (LMI) households and those with special needs, to participate in the planning and development of the Annual Action Plan (AAP). Berkeley County works to ensure community stakeholders and citizens have adequate opportunities to participate in this planning process. The County continues to work with key nonprofit organizations for consultation of the plan, and to encourage the participation of the citizens they serve, including LMI residents who are the primary targets of their CDBG funded programs.

The County held a public hearing to have the AAP presented and to give information on the CDBG grant program. Citizen comments and questions are encouraged at all public meetings and hearings. A public review period of 30-days was advertised and opened for the public to give comments on the plan. Please see the following for a detail of outreach efforts:

**30-Day Public Comment Period:** A public comment period is scheduled to be held from **April 13, 2023 to May 13, 2023**. A copy of the AAP will be available online at [www.berkeleycountysc.gov](http://www.berkeleycountysc.gov), and at the County's Grants Administration office, located at the Administrative Building, 1003 Highway 52, Moncks Corner, SC 29461. Written comments can be submitted to the County at the email address [lechele.brown@berkeleycountysc.gov](mailto:lechele.brown@berkeleycountysc.gov) or delivered to the Grants Administration office.

**Public Hearing:** A public hearing will be held to discuss community development needs and review the AAP. The hearing will be held on **April 5, 2023 at 5:00 PM** in the County Council Assembly Room in the Administrative Building, 1003 Highway 52, Moncks Corner, SC 29461.

A summary of citizen outreach efforts is described in the AP-12 Citizen Participation section.

#### **5. Summary of public comments**

All comments will be accepted and summarized in this section at the conclusion of the public comment period and the public hearing. A summary of comments will be included in the AP-12 Citizen Participation section.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

All comments will be accepted and welcomed from the public. All agency types are welcome to provide consultation on the plan. A summary of comments will be included in the AP-12 Citizen Participation section.

#### **7. Summary**

The PY 2023 AAP is the third year of the 2021-2025 Consolidated Plan.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	BERKELEY COUNTY	Grants Administration Department

Table 1 – Responsible Agencies

### Narrative

Berkeley County is an Entitlement Jurisdiction and receives federal HUD CDBG and HOME funds. The Grants Administration Department administers the grant funds in Berkeley County and is responsible for the planning, reporting and monitoring of grant programs and funds.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Berkeley County is engaged in ongoing efforts to increase coordination among the public, private, and non-profit organizations that deliver housing and community development services to the community. As the administrator of HUD's CDBG and HOME programs, the County's Grants Administration Department acts as a central point of contact for coordinating combined efforts of housing and community and economic development in the area. Open lines of communication are maintained between the County and the area's nonprofit and social service agencies.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The County is engaged in several efforts and initiatives to enhance coordination among the community's network of providers and service frameworks. A variety of organizations, both public and private, that provide vital services were contacted and participated in the stakeholder survey. Included in this outreach was organizations that serve special needs populations such as services to children, elderly residents, and persons with a disability. The County is also engaged with a variety of community and housing providers such as the South Carolina Regional Housing Authority No. 3 public housing authority, the Lowcountry Continuum of Care, broadband and agencies that help to bridge the digital divide and the County emergency management department. The consultation with these groups helped determine how County resources and investments will be directed.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Lowcountry Continuum of Care (COC) plans, develops, and implements comprehensive and coordinated strategies to address homelessness in Beaufort, Berkeley, Charleston, Colleton, Dorchester, Hampton, and Jasper Counties in South Carolina. The Lowcountry COC has focused on expanding access points into the Coordinated Entry System (CES), which is a process designed to efficiently facilitate connecting persons experiencing homelessness to available housing resources. These steps include coordinating participant intake, assessment, provision of referrals, and placement into housing. When implemented correctly, CES allows communities to move beyond a traditional "first come, first served" approach to one that looks across the COC to serve those most in need of assistance.

CES standardized assessment tools work to identify the unique needs of the chronically homeless, of children and their families, veterans and their families as well as unaccompanied youth. The assessment provides the ability for households to gain access to the best options to address their needs, while also

considering their preferences. The most intensive interventions are prioritized for those with the highest needs.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Not applicable. Berkeley County is not a recipient of ESG funds. Berkeley County refers to the COC for administration of the Homeless Management Information System (HMIS), which allows for standardized data collection on homeless individuals and families across systems within the COC region. The system allows service providers the ability to input and share information concerning people experiencing homelessness and this information also helps to determine the assistance needed for the homeless.

All types of individuals and households experiencing homelessness are documented, tracked and accurately reported without duplication of effort, resulting in client service delivery improvements within the Lowcountry CoC’s seven-county service area, which includes Beaufort, Charleston, Colleton, Dorchester, Hampton, Jasper and Berkeley counties. HMIS provides client tracking and case management, service and referral management, bed availability for shelters, and reporting , and is capable of supporting all homeless assistance providers in the CoC regional area.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	BERKELEY COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Market Analysis Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Berkeley County is the lead organization for the Consolidated Plan.
2	<b>Agency/Group/Organization</b>	South Carolina Regional Housing Authority No. 3
	<b>Agency/Group/Organization Type</b>	Housing PHA Services - Housing

	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	South Carolina Regional Housing Authority No. 3 is the local public housing authority. The PHA remains engaged with the County on the community and housing development needs of Berkeley County.
3	<b>Agency/Group/Organization</b>	Lowcountry Continuum of Care
	<b>Agency/Group/Organization Type</b>	Services-homeless Regional organization Planning organization Continuum of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Lowcountry Continuum of Care is the local Continuum of Care (CoC) network. The CoC provides homeless services and remains engaged with the County on the community and housing development needs of Berkeley County.
4	<b>Agency/Group/Organization</b>	Changed Lives Ministry
	<b>Agency/Group/Organization Type</b>	Services-homeless Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Strategy Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Changed Lives Ministry provided housing needs assessment of the community through a stakeholder survey and remains engaged with the County on the community and housing development needs of Berkeley County.
5	<b>Agency/Group/Organization</b>	Hope Repair
	<b>Agency/Group/Organization Type</b>	Nonprofit

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Hope Repair provided a needs assessment and quality of life improvements of the community through a stakeholder survey and remains engaged with the County on the community and housing development needs of Berkeley County.
6	<b>Agency/Group/Organization</b>	Alvin Recreational League Inc.
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Alvin Recreational League Inc. provided quality of life improvements of the community through a stakeholder survey and remains engaged with the County on the community and housing development needs of Berkeley County.
7	<b>Agency/Group/Organization</b>	Operation Home
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Operation Home provided a needs assessment and quality of life improvements of the community through a stakeholder survey and remains engaged with the County on the community and housing development needs of Berkeley County.
8	<b>Agency/Group/Organization</b>	City of Goose Creek
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	City of Goose Creek remains engaged with the County on the community and housing development needs of Berkeley County.

9	<b>Agency/Group/Organization</b>	East Cooper Community Outreach
	<b>Agency/Group/Organization Type</b>	Services-Health Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	East Cooper Community Outreach provided a needs assessment and quality of life improvements of the community through a stakeholder survey and remains engaged with the County on the community development needs of Berkeley County.
10	<b>Agency/Group/Organization</b>	TOWN OF ST. STEPHEN
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County is engaged with St. Stephen on the community and housing needs for the town.
11	<b>Agency/Group/Organization</b>	TOWN OF JAMESTOWN
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County is engaged with the Town of Jamestown on the community and housing needs for the town.
12	<b>Agency/Group/Organization</b>	City of Hanahan
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County is engaged with the City of Hanahan on the community and housing needs for the city.

13	<b>Agency/Group/Organization</b>	TOWN OF MONCK'S CORNER
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County continues to remain in contact with the Town of Moncks Corner on the community and housing needs for the town.
14	<b>Agency/Group/Organization</b>	South Carolina Association for Community Economic Development
	<b>Agency/Group/Organization Type</b>	Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Workforce Development
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County staff works together with SCACED to identify opportunities to meet rural resident needs for higher paying jobs, transportation and affordable housing. SCACED will assist the County to develop capacity to meet the needs of this population.
15	<b>Agency/Group/Organization</b>	BEGIN (Berkeley Economic Growth Impact Network)
	<b>Agency/Group/Organization Type</b>	Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Economic Development Workforce Development, Quality of Life
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	County staff are engaged with members of BEGIN to identify opportunities to meet rural resident needs for jobs, transportation and affordable housing.
16	<b>Agency/Group/Organization</b>	Berkeley County School District
	<b>Agency/Group/Organization Type</b>	Services-Education Other government - County
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Quality of Life

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County is engaged with the Berkeley County School District to address substance abuse, mental health challenges and homelessness in Berkeley County.
17	<b>Agency/Group/Organization</b>	Berkeley Community Mental Health Center
	<b>Agency/Group/Organization Type</b>	Health Agency Publicly Funded Institution/System of Care
	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Quality of Life
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County is engaged with the Mental Health Center to address substance abuse, mental health challenges and homelessness in Berkeley County.
18	<b>Agency/Group/Organization</b>	BroadbandNow
	<b>Agency/Group/Organization Type</b>	Services - Narrowing the Digital Divide Broadband Access
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	BroadbandNow collects and maintains internet coverage for all US internet providers. BroadbandNow is also focused on bringing awareness to the digital divide and bringing awareness to the issue. Its belief is that broadband internet should be available to all Americans. The County consulted with the BroadbandNow website for broadband access in the County. There were eight high speed internet providers offering either cable, fiber, satellite or 5G/wireless residential service with 100% coverage.
19	<b>Agency/Group/Organization</b>	TOWN OF BONNEAU
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Quality of Life Improvements

	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County is engaged with the Town of Bonneau on the needs for the town.
20	<b>Agency/Group/Organization</b>	Charleston Metro Chamber of Commerce
	<b>Agency/Group/Organization Type</b>	Services-Housing Regional organization Planning organization
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis Quality of Life Improvements
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The Charleston Metro Chamber of Commerce has provided supporting comments on the plan in regards to affordable housing solutions.
21	<b>Agency/Group/Organization</b>	Habitat for Humanity
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing Nonprofit
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b>	The County remains engaged with Habitat for Humanity about affordable housing options in Berkeley County.
22	<b>Agency/Group/Organization</b>	Berkeley County Emergency Management Department
	<b>Agency/Group/Organization Type</b>	Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Emergency Preparedness

<p><b>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</b></p>	<p>The goal of the Emergency Management Department is to serve the citizens of the County through effective planning for natural and man-made disasters. The department works to save lives and protect property through coordination with other County departments and provide an integrated emergency management system with all emergency response organizations, support services and volunteers.</p>
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**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable. All comments were welcome. There were no agency types that were intentionally not consulted.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lowcountry Continuum of Care	As the area's Continuum of Care, Lowcountry Continuum of Care works to prevent and mitigate the effects of homelessness throughout Berkeley County and the low country region. The goals of the COC directly overlap with the County's homelessness efforts.
2021 Analysis of Impediments (AI)	Berkeley County	The AI identifies practices and conditions in Berkeley County that are impeding housing opportunities for residents because of their race, color, religion, sex, disability, familial status, national origin or other protected class status. The County is required by the Fair Housing Act to Affirmatively Further Fair Housing and for that purpose, the AI identifies fair housing choice constraints and offers planning strategies that can be incorporated into other community planning and development processes and decisions. The strategies and goals directly overlap with the County's community and housing development efforts.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

Berkeley County’s Urban County is partnered with 6 participating localities – the Cities of Goose Creek and Hanahan and the Towns of Bonneau, Jamestown, Moncks Corner, and St. Stephen. The County

Supervisor and County Council have worked closely with the mayors and councils of these localities in planning for CDBG entitlement. The County has also worked closely with the Berkeley-Charleston-Dorchester Council of Governments (BCDCOG). BCDCOG has long worked with the County on CDBG projects awarded by the State of South Carolina, and BCDCOG assists in the development of the County's Comprehensive Plan.

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting**

The purpose of the citizen participation process is to actively encourage citizens, particularly low- and moderate-income households, to participate in the planning of the Consolidated Plan, the Annual Action Plan (AAP), the development of the Consolidated Annual Performance Evaluation Report (CAPER) and any required submission of substantial amendments to those plans. Berkeley County works to ensure community stakeholders and County citizens have adequate opportunities to participate in this planning process. Input from citizens directly impacts the objectives of the plan as well as opportunities to address the needs identified in the plan.

The County's efforts to allow for participation for the PY 2023 AAP includes a 30-day public comment period to allow for citizens to review and make comments on the draft plan, and a public hearing to review and discuss the plan. For the public hearing CDBG basic concepts and planning considerations are to be covered, and this time is to allow for questions, answer and feedback from stakeholders and citizens. The plan was available on the County website and at the County Administrative Building. Comments can be submitted online at the County website or emailed to [lechele.brown@berkeleycountysc.gov](mailto:lechele.brown@berkeleycountysc.gov).

Details of the County's citizen participation outreach efforts are listed in the following table.

### Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL
1	Public Hearing	Non-targeted/broad community	A public hearing will be held to discuss the AAP. The hearing will be held on April 5, 2023 at 5:00 PM in the County Council Assembly Room in the Administrative Building, 1003 Highway 52, Moncks Corner, SC 29461.	A summary of comments will be provided after the public hearing.	All comments will be accepted.	N/A
2	Public Comment Period	Non-targeted/broad community	A public comment period is scheduled to be held from April 13, 2023 through May 13, 2023 and will be available online at <a href="http://www.berkeleycountysc.gov">www.berkeleycountysc.gov</a> , or at the County's Grants Administration office, located at the Administrative Building, 1003 Highway 52, Moncks Corner, SC 29461. Written comments can be submitted to <a href="mailto:lechele.brown@berkeleycountysc.gov">lechele.brown@berkeleycountysc.gov</a> or delivered to the Grants Administration office.	A summary of comments will be provided at the conclusion of the public comment period.	All comments will be accepted.	N/A

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

This section outlines Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) Program funding the County anticipates receiving for PY 2023 and the amount remainder anticipated for the 2021-2025 Consolidated Plan. The CDBG program works to ensure decent affordable housing, to provide vital services to the most vulnerable people in the County's communities, and to create jobs through the expansion and retention of businesses. The HOME program funds affordable housing creation and development for LMI households in the County.

The County anticipates approximately \$1,284,550 for CDBG and \$552,117 for HOME in PY 2023. If at any time during the Program Year changes to allocated resources need to be made, any necessary amendments to this Annual Action Plan will be made in accordance with the Town's Citizen Participation Plan and applicable HUD regulations. The amount remainder of the ConPlan is two (2) more years of the plan period.

## Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,284,550	0	0	1,284,550	2,569,100	PY 2023 is the third year of the ConPlan. The expected amount available for remainder of the ConPlan is 2x more years of the annual allocation.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	552,117	0	0	552,117	1,104,234	PY 2023 is the third year of the ConPlan. The expected amount available for remainder of the ConPlan is 2x more years of the annual allocation.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

The federal funds listed above represent the annual allocation received by Berkeley County to support the activities outlined in the PY 2023 Annual Action Plan, as well as the anticipated funding for the remainder of the Consolidated Plan (2021-2025). Estimates of funding are based on PY 2023 HUD CDBG funds received and it is anticipated to remain at around the same level for the period covered by this Plan.

Berkeley County is continually working to expand resources that will help to address the needs of the community. The use of federal funds is crucial in helping to leverage additional local and state funds. Recently the County has been able to secure federal funding from the Department of Justice to address high crime areas and assist victims of crimes. Recent state funding includes grants from the SC Department of Health and Environmental Control, SC Department of Commerce, SC Rural Infrastructure Authority and SC Department of Parks and Recreation for various community development and infrastructure improvements throughout the County.

In the previous program year, PY 2022, Berkeley County became a recipient of HOME funds for the first time. The HOME program funds affordable housing creation and development for LMI households in the County. HOME program funds require a 25% match for activities funded under the program. A HOME-match log will be maintained to track matching funds each year. The County will satisfy the match requirement by utilizing a variety of sources. Volunteer labor and donated materials will be contributed to the homeowner rehab program to match 25% of the project costs. The County will use the HUD established rate of unskilled donated or voluntary labor to determine the rate of unskilled volunteer labor. The value of skilled labor or professional services shall be determined by the rate that the individual or entity performing the labor or service normally charges. Volunteer hours will be tracked in a time tracking log. Developers will be required to provide 25% of eligible matching funds on a project-by-project basis for development projects.

**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The various Berkeley County Libraries provide a space for community participation with the County when meeting with the public on CDBG and HOME programming.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	1A Improve Access to Public Facilities	2021	2025	Non-Housing Community Development		Expand & Improve Public Facilities	CDBG: \$1,086,095	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 18900 Persons Assisted
2	2A Reduce Slum & Blight in Residential Areas	2021	2025	Non-Housing Community Development		Reduce Slum & Blight in Residential Areas	CDBG: \$198,455	Buildings Demolished: 7 buildings
3	4A Affordable Owner-Occupied Housing Opportunities	2022	2025	Affordable Housing		Affordable Housing Development and Preservation	HOME: \$552,117	Homeowner Housing Rehabilitated: 10 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit

Table 6 – Goals Summary

## Goal Descriptions

<b>1</b>	<b>Goal Name</b>	1A Improve Access to Public Facilities
	<b>Goal Description</b>	Improve access to public facilities that will benefit LMI persons and households and the special needs population throughout LMI areas in the county.
<b>2</b>	<b>Goal Name</b>	2A Reduce Slum & Blight in Residential Areas
	<b>Goal Description</b>	The removal of blighted and dilapidated buildings in LMI areas. In PY 2023 these activities will be located in the Town of Jamestown. This activity will greatly enhance the accessibility, safety, efficiency and appearance of the community.
<b>3</b>	<b>Goal Name</b>	4A Affordable Owner-Occupied Housing Opportunities
	<b>Goal Description</b>	Affordable owner-occupied housing opportunities include new homeowner housing added, housing construction, direct financial assistance for eligible homebuyers and homeowner housing rehab.

# Projects

## AP-35 Projects – 91.220(d)

### Introduction

The following are proposed CDBG projects for PY 2023 including related objectives, and anticipated outcomes and accomplishments of those activities.

In PY 2023, the County will address public facilities improvements with CDBG funds. The County is not using CDBG funds for public services in the 2023 Annual Action Plan. The County will address affordable housing opportunities with HOME funds. Per HUD regulations, a maximum of 10% can be used for admin of the HOME program and 15% must be set-aside for CHDO affordable housing development.

### Projects

#	Project Name
1	CDBG: Program Administration (2023)
2	CDBG: Public Facilities (2023)
3	CDBG: Demolition (2023)
4	HOME: Administration (2023)
5	HOME: CHDO Set-Aside 15% (2023)
6	HOME: Non-CHDO Housing Activities (2023)

**Table 7 – Project Information**

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

In addressing the needs of low- and moderate-income households and the special needs population, the County’s CDBG program will administer the projects listed in the table above. The projects will work towards addressing the priority needs in the County. These priorities are:

1. Expand & Improve Public Facilities
2. Reduce Slum & Blight in Residential Areas
3. Public Services & Quality of Life Improvements
4. Affordable Housing Development and Preservation

In PY 2023, the third year of the ConPlan, the County will focus on improvements to public facilities and infrastructure, demolition and affordable housing development and preservation.

## AP-38 Project Summary

### Project Summary Information

1	<b>Project Name</b>	CDBG: Program Administration (2023)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	1A Improve Access to Public Facilities 2A Reduce Slum & Blight in Residential Areas
	<b>Needs Addressed</b>	Expand & Improve Public Facilities Reduce Slum & Blight in Residential Areas Public Services & Quality of Life Improvements
	<b>Funding</b>	CDBG: \$256,910
	<b>Description</b>	Program administration of the CDBG program.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide
	<b>Planned Activities</b>	The activities of the administration include program planning and fair housing promotion (21A).
2	<b>Project Name</b>	CDBG: Public Facilities (2023)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	1A Improve Access to Public Facilities
	<b>Needs Addressed</b>	Expand & Improve Public Facilities
	<b>Funding</b>	CDBG: \$957,640
	<b>Description</b>	The County will provide funding for improvements to public facilities throughout the County.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Persons assisted with public facilities improvements: 18,900

	<b>Location Description</b>	Countywide eligible
	<b>Planned Activities</b>	<p>Planned activities for improvements to public facilities throughout the County include:</p> <p>Bonneau Beach Civic Club, Repairs and facility improvements, kitchen, flooring and energy efficiency (03E): \$62,745</p> <p>Changed Lives Ministry, Women’s Transition House Treatment Center facility improvements, minor repairs (03C): \$39,000</p> <p>Community Options, Accessibility improvements and repairs (03A): \$64,650</p> <p>Moncks Corner Baptist Soup Kitchen, kitchen facility improvements (03E): \$250,225</p> <p>Forty One Wilder, Community center improvements, doors, framing and walls (03E): \$267,623</p> <p>Gateway Open Arms, Improvements to food pantry distribution facilities (03E): \$36,000</p> <p>Hell Hole Inc., The Steel Shed Community Center facility repairs and improvements including structural, HVAC and insulation (03E): \$140,000</p> <p>Town of Jamestown Recreation, Walking trail lighting installation for safety (03F): \$22,000</p> <p>Father to Father, Facility improvements/computer room expansion (03Z): \$75,397</p>
<b>3</b>	<b>Project Name</b>	CDBG: Demolition (2023)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	2A Reduce Slum & Blight in Residential Areas
	<b>Needs Addressed</b>	Reduce Slum & Blight in Residential Areas
	<b>Funding</b>	CDBG: \$70,000
	<b>Description</b>	The removal of blighted and dilapidated buildings in LMI areas in the County. This project will greatly enhance the accessibility, safety, efficiency and appearance of the community.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Buildings demolished: 7

	<b>Location Description</b>	Countywide eligible
	<b>Planned Activities</b>	Planned activities for demolition include: Jamestown site demolition (04): \$70,000
4	<b>Project Name</b>	HOME: Administration (2023)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	4A Affordable Owner-Occupied Housing Opportunities
	<b>Needs Addressed</b>	Affordable Housing Development and Preservation
	<b>Funding</b>	HOME: \$55,212
	<b>Description</b>	Program administration of the HOME program at 10% grant cap.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	Countywide eligible
	<b>Planned Activities</b>	Administration of the HOME program in PY 2023.
5	<b>Project Name</b>	HOME: CHDO Set-Aside 15% (2023)
	<b>Target Area</b>	Countywide
	<b>Goals Supported</b>	4A Affordable Owner-Occupied Housing Opportunities 4B Affordable Rental Housing Opportunities
	<b>Needs Addressed</b>	Affordable Housing Development and Preservation
	<b>Funding</b>	HOME: \$82,818
	<b>Description</b>	The County will set-aside 15% of HOME program funds for CHDO affordable housing development activities.
	<b>Target Date</b>	6/30/2024
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Added: 2 Household Housing Unit
	<b>Location Description</b>	Countywide eligible
	<b>Planned Activities</b>	CHDO affordable housing activities, new affordable housing development.
6	<b>Project Name</b>	HOME: Non-CHDO Housing Activities (2023)

<b>Target Area</b>	Countywide
<b>Goals Supported</b>	4A Affordable Owner-Occupied Housing Opportunities
<b>Needs Addressed</b>	Affordable Housing Development and Preservation
<b>Funding</b>	HOME: \$414,088
<b>Description</b>	The County will fund affordable housing opportunities for low- to moderate-income households and housing rehab for owner-occupied households.
<b>Target Date</b>	6/30/2024
<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeowner Housing Rehabilitated: 10 Household Housing Unit
<b>Location Description</b>	Countywide eligible
<b>Planned Activities</b>	Homeowner Housing Rehab Program

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Berkley County will implement its projects countywide based on its priority needs:

1. Expand & Improve Public Facilities
2. Reduce Slum & Blight in Residential Areas
3. Public Services & Quality of Life Improvements
4. Affordable Housing Development and Preservation

Attention will be directed to low- and moderate-income households and the special needs population throughout the County. The County does not allocate funding based solely on geographic requirements. Individuals or households must meet income qualifications in order to receive direct assistance from activities and services in the CDBG or HOME program. For eligible public facilities & infrastructure improvement activities the County will target low- to moderate-income identified census block group tract areas in need. See below on how the County will determine these areas.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
Countywide	100

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Berkley County will implement its projects countywide based on its priority needs and income of beneficiaries. The County however does not allocate funding based solely on geographic requirements. When a planned activities is intended to serve individuals or households directly, they must meet income qualifications, as well as residency requirements, in order to receive assistance from County CDBG and HOME programs. In these instances, County staff and/or one of its subrecipient partner agencies will complete an in-take and eligibility review of the applicant before the activity is initiated.

The County also has a need for public facilities and infrastructure improvement activities. In which case, the planned public improvement activities will serve a community, neighborhood or “area”. These activities are said to have an “area-wide” benefit. Per HUD requirements, these areas must be within an eligible Census Block Group Tract, as defined by HUD-CDBG regulations, whereby the majority of the residents are at least 51% low- to moderate-income.

To determine these Tracts the County will be utilizing HUD CDBG Low Mod Income Summary Data (LMISD) from the HUD Exchange website, which has redefined the eligible tracts within the County. The identified Census Block Group Tracts within the jurisdiction that are considered low-moderate income can be found

on the HUD Exchange website at: <https://www.hudexchange.info/programs/acs-low-mod-summary-data/>

## Discussion

While the County does not target specific areas, it is important to note that many Census Block Group Tracts are also where a concentration of minority race/ethnicities reside. The following census tracts have been identified as those that have a concentration of a racial/ethnic minority group, as well as those with a concentration of low/mod households.

Racial and Ethnic Minorities: In Berkeley County the most populous racial minority is Black or African American. This population makes up 23.8% of the County. Hispanic residents also have a relatively large population and make up 6.6% of the County. For the purpose of this section a concentration is defined as a census tract with a Black or African American, non-Hispanic, population over 33.8% and/or a Hispanic population over 16.6%. By this definition there are several tracts with a concentration of racial or ethnic minorities.

### *Black of African American, non-Hispanic*

- 201.01 - 55.1%
- 201.02 - 41.0%
- 202.01 - 53.0%
- 202.02 - 75.1%
- 204.01 - 40.2%
- 204.05 - 59.4%
- 205.04 - 51.2%
- 205.05 - 35.2%
- 208.06 - 34.9%
- 208.08 - 34.2%
- 208.11 - 37.3%

### *Hispanic*

- 208.10 - 22.3%
- 210.00 - 20.2%

Low Income: A census tract is considered a concentration of low-income households if the median household income (MHI) is 80% or less of the County MHI. The MHI in Berkeley County is \$63,309 and low income is \$50,647. There are 12 census tracts with a concentration of low-income households.

- 201.01 - \$40,434

- 202.01 - \$30,417
- 202.02 - \$40,896
- 204.01 - \$40,540
- 205.04 - \$50,216
- 205.06 - \$50,047
- 207.12 - \$46,686
- 208.11 - \$41,265
- 210.00 - \$41,506

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Berkeley County will fund affordable housing opportunities in the County with new affordable housing development and homeowner housing rehab.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	12
Special-Needs	0
Total	12

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	12

Table 10 - One Year Goals for Affordable Housing by Support Type

### Discussion

Homeowner Housing Added (CHDO): 2 Household Housing Unit

Homeowner Housing Rehabilitated: 10 Household Housing Unit

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

Public housing was established to provide decent and safe rental housing for eligible low- and moderate-income families, the elderly, and persons with disabilities. Public housing includes federally subsidized, affordable housing that is owned and operated by the public housing authorities. The local housing authority operating in Berkeley County is the South Carolina Regional Housing Authority No. 3 (SCRHA3). SCRHA3 manages two public housing complexes in the County with 78 units at St. Francis Villa Apartments in Moncks Corner and 50 units at Belangia Apartments in St. Stephen. SCRHA3 also administers over 1,300 Housing Choice Vouchers (HCV) across the seven counties it serves, including Berkeley County.

### **Actions planned during the next year to address the needs to public housing**

SCRHA3 creates stable housing for LMI families in the region. The mission of the SC Regional Housing Authority No. 3 is to provide all the necessary tools for a family to obtain and maintain affordable housing and home ownership in a safe, sanitary, and decent manner. In carrying out this mission, SCRHA3 will create partnerships with various community resources to ensure a complete needs fulfillment for families with the purpose of assisting them in the opportunity of becoming self-sufficient. It will promote housing stability by providing all the necessary tools available to help them maintain this stability. Two of the main strategies involved are helping residents find suitable employment and lifestyle skill development. Programs that further this strategy like the Youth Enrichment Scholarships, Benefit Access and Resident Training Program are discussed below.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The SCRHA3 has supportive services that help to increase residents' involvement with activities at the public housing community. Supportive services provide opportunities for personal growth, leadership advancement and community engagement; resident job training and employment placement; case management and supportive group environments; and health and wellness initiatives. These programs include:

**Youth Enrichment Scholarships (YES):** This program provides assistance with registration fees to connect residents with community and school-based activities and resources.

**Benefit Access:** This program provides access to resources needed by families to achieve and maintain self-sufficiency. Case management is provided to help eligible families with these services.

**Resident Training Program:** This program provides job training and employment opportunities through

hands-on experience and job coaching. Applicants can apply on the SCRHA3 website.

**Family Self-Sufficiency (FSS):** Family Self Sufficiency (FSS) is a HUD program that allows residents of HCV and public housing to build financial assets as the household increases earned-income from wages. Participation generally lasts five (5) years, during which participants identify educational, professional and personal goals. As a part of the FSS program, participants work with the HCV department staff to develop a plan that outlines specific activities needed to achieve their economic self-sufficiency goals. Throughout the program, the staff monitors participants' progress and helps them move toward self-sufficiency.

**The Lease Purchase Program:** Through this program, a select number of houses where a potential homebuyer can move in to while they are working to become mortgage ready. During the rental period, the homebuyer must actively participate in housing counseling and will pay rent based upon their income. Once the potential homeowner becomes mortgage ready, they will begin the process to purchase the home. An amount of \$50 from each month's rent is set aside for the potential homebuyer to use for down payment and closing cost assistance for the purchase of that home. SCRHA3 partners with Southeastern Housing and Community Development's Financial Resource Center to provide this program.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

SCRHA3 is not designated as troubled.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Berkeley County is located in the southeastern part of South Carolina. Service providers in the County are part of the 7-county Lowcountry Continuum of Care (COC). The CoC is made up of individuals and organizations serving those experiencing homelessness and plans, develops, and implements strategies to address homelessness throughout its jurisdiction. It is responsible for planning activities, setting strategic priorities, operating the Coordinated Entry System (CES), conducting the HUD-required Point-in-Time Count, and developing written standards for providing assistance with HUD funds.

The County will provide funding to organizations that offer supportive services for special needs populations in the jurisdiction, including the homeless population. Funding will be directed to improve facilities of programs that will help this population avoid homelessness and become self-sustainable.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including:**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The County is a member of the Lowcountry Continuum of Care, the local Continuum of Care (COC). The City Charleston is the largest population center in the area and borders Berkeley County. While the homeless population is relatively high within Charleston, Berkeley County typically does not report many homeless persons in the annual Point-in-Time Count. This is in part due to the challenges of reporting homelessness in rural areas, as much of Berkeley County is unincorporated and rural. It is expected that the actual rates of homelessness in the County are much higher. The County relies on service providers and nonprofits to identify individuals experiencing homelessness in the County and connect them with appropriate services. The County holds a seat on the CoC Governing Council and participates in quarterly meetings.

Lowcountry Continuum of Care uses the Homeless Management Information System (HMIS) and intakes into the Coordinated Entry System. Data from the centralized HMIS and intakes into the Coordinated Entry System provide important details of individuals and families experiencing homelessness (including household composition, ages, disability status, length of time homeless, and overall vulnerability) inform programs and agencies of the needs and recommended housing interventions for this population in Berkeley County and across the six counties in the COC. This process is intended to be done as quickly as possible to help families avoid becoming homeless.

HMIS is the local information technology system used to collect client-level data and data on the provision of housing and services to homeless individuals and families and persons at risk of homelessness. The Coordinated Entry System is a process developed to ensure that all people experiencing a housing crisis

have fair and equal access and are quickly identified, assessed for, referred, and connected to housing and assistance based on their strengths and needs.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

As reported by the Lowcountry Continuum of Care in HUD's 2022 COC Homeless Assistance Programs Housing Inventory Count Report, the CoC's network offers more than 230 emergency shelter beds for homeless persons in the region. None of these are physically located in Berkeley County, however One80 Place, My Sister's House, and the Formation Project offer their shelter services to Berkeley County residents experiencing homelessness or fleeing domestic violence.

The County will work to identify partners that can help satisfy the emergency and transitional housing needs of the homeless in the County. Currently, through the CoC, the County may utilize its homeless prevention programs which include rental assistance, financial assistance for rental application fees, utility payments, last month's rent, moving costs, and a variety of other housing services.

The County provides CDBG funds to Changed Lives Ministry for facility improvements. Changed Lives Ministry is a faith-based rehabilitation center dedicated to providing an environment and structure for men and women who suffer from alcohol and or drug addiction and assist them in re - establishing themselves in the community.

### **Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Berkeley County and Lowcountry Continuum of Care are committed to helping homeless persons, especially those who are chronically homeless and homeless families with children make the transition from homelessness to permanent housing and independent living. The issues with chronically homeless persons can be many and/or interrelated and therefore the County and the COC will work together with its network of service providers to help them receive all the referrals and resources they require to keep them sheltered and return to independent living.

Helping to make sure families with children make the transition to permanent housing and independent living is especially crucial as prolonged exposure to poverty makes it that much more difficult for children to get out of poverty in the future. With the help of County partners and the COC members, priority will be given to programs that help children in LMI households with education enrichment, youth

development programming, and wellness programs.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

Berkeley County and the Lowcountry Continuum of Care recognize that low-income individuals and families who have been recently discharged or are about to be discharged from public institutions and/or systems of care are at high risk of becoming homeless. To ensure that they receive the proper resources and services necessary to avoid becoming homeless, the County and COC will rely on its network of experienced and capable service providers, who are in many ways connected to these institutions and systems of care. Some of these providers are Florence Crittenton, Family Promise, One80Place, Charleston Trident Urban League, Origin, Community Action Partnership, and Changed Lives Ministries.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

Although public policies are made with the intention to positively address the needs of citizens in a jurisdiction, there are times where they may have an unforeseen negative effect on certain aspects of the community, which in this case is affordable housing and residential investment. Public policies that affect affordable housing and residential investment negatively, in turn becomes a barrier to creating affordable housing in the area. Affordable housing and public and private residential investments are key components in furthering fair housing in any community.

The County has developed a 2023 One Berkeley Comprehensive Plan 5-Year Review, which will provide a blueprint for the future. Developed by the Planning Commission through a public process, then adopted by County Council, One Berkeley will document the community's vision and provide a roadmap to get there. The plan has been published for public comment and is currently pending approval by County Council.

The County lacks sufficient affordable housing and has the opportunity to address this issue head on by defining the need, strategies and charting a sustainable course to ensuring all residents have opportunities to live within Berkeley County without spending greater than 30% of their income on housing, or 45% of their income on housing and transportation costs. To address this, the County identified guiding principles that would help to reduce barriers to affordable housing. They are:

- The County will engage in strategic growth management practices that prioritize investment in public infrastructure, facilities, and services concurrent with new development to maintain operational integrity and quality of life standards.
- The County will engage in strategic growth management practices that foster communication and cooperation among County leaders, decision-makers, businesses, and new and existing residents alike, to collaboratively address needs and concerns of the community.
- The County will create great places for people that cultivate contextually compatible and strategically located residential and employment growth areas that are served by multiple modes of transportation and align with community objectives in the adopted plan.

For more information on the Comprehensive Plan, see the One Berkeley website at: <https://bccog.com/one-berkeley/>

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the**

## return on residential investment

The County will provide for repairs/improvements to owner-occupied housing to help homeowners in the County protect their property and investment. To facilitate this in the plan, the County has created a goal for owner-occupied housing rehab in its Strategic Plan and will utilize this goal as the need arises.

The County will issue a proclamation to declare April as Fair Housing Month for Berkeley County in conjunction with the HUD designated Fair Housing Month. The County desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment; and rejects discrimination based on race, religion, color, sex, national origin, disability, and/or familial status in the sale, rental, or provision of other housing services. Additionally the County participates in Attainable Housing Week in April with the Regional Housing Coalition. It is weeklong event that draws focus on the housing needs in the Berkeley, Dorchester, and Charleston regions through panel discussions, site visits, and a housing resource networking fair.

To identify negative effects and further the purposes of the Fair Housing Act, the U.S. Department of Housing and Urban Development (HUD) made it a legal requirement that entitlement grantees affirmatively further fair housing. The primary tool communities have for identifying contributing factors that lead to negative effects on the community is the Analysis of Impediments of Fair Housing Choice (AI). Civitas LLC completed the AI on March 30, 2021. The AI identified the following public policies that have and can continue to make positive impacts on the affordable housing market:

- Incentives for Housing Preservation and Renovation – The County has enacted a Special Property Tax Assessment Ordinance for rehabilitating historic properties (Ordinance 19-04-08). This supports the county’s policy to protect existing communities and neighborhoods from physical deterioration.
- Sustainable Infrastructure Funding – The Transportation Sales Tax program was enacted to help support street infrastructure to accommodate new housing. This program can reduce the cost of constructing new housing.
- Progressive Planning Approach – The One Berkeley Comprehensive Plan incorporates scenario planning. This approach considers community desires and the impacts and trade-offs to provide more informed decision-making. County planning policies also support a range of residential lot sizes and diverse housing types that can result in a wider range of home values.
- Presence of Intergovernmental Cooperation – Many jurisdictions lack intergovernmental cooperation that can result in a disconnect between services and facilities. The county practices coordination planning with the Berkeley County School District to anticipate the need for additional school facilities.
- Encourage Housing Density – The 2018 Comprehensive Plan Update encourages clustering of residential lots through a density bonus approach, and low-density development supports diverse

housing choices. New residential development planning policies also emphasizes linkages to public transportation that will enable better access to employment opportunities.

- Availability of an Affordable Housing Financing Mechanism - The Lowcountry Housing Trust (LHT) finances the production of affordable housing. Today, financing offered by LHT includes development loans for affordable housing, including land acquisition, predevelopment, infrastructure, construction, and mini-perm loans. The county also promotes other housing partnerships and home buyer education programs.
- Commitment to Reducing Regulatory Barriers – The County Council and Planning Commission are working to identify and reduce regulatory barriers to affordable housing.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

Berkeley County is dedicated to improving the lives of its citizens, particularly the LMI and special needs population to enjoy a decent quality of life in the County. The County's CDBG program does this by community development programs which involve expansion and improvements to public infrastructure and facilities and remove slum and blight to improve LMI areas and housing rehabilitation to help homeowners. Below are other actions planned by the County to meet the needs of the community.

### **Actions planned to address obstacles to meeting underserved needs**

A major obstacle to addressing underserved needs in the community is an overall lack of funding for these services. The County's CDBG and HOME programs support sub-recipients' missions to address underserved needs in the community. These programs all work to address the three priority needs of the County, which are: 1) Expand & Improve Public Facilities, 2) Reduce Slum & Blight in Residential Areas and 3) Public Services & Quality of Life Improvements. The County will continue to support these projects to address obstacles meeting underserved needs.

### **Actions planned to foster and maintain affordable housing**

Berkeley County was awarded HOME funds for the first time in PY 2022. HOME funds help with the development and preservation of affordable housing. The County fund activities such as housing rehab and new construction of homeowner housing. The County is still developing its HOME program but expects to begin activities in the 2023 program year.

The County will support CHDOs and nonprofits, that provide affordable housing through rental opportunities, homeownership assistance, and existing home rehabilitation in the County. The County will provide funding for new home and apartment construction, and rehabilitation of owner-occupied and rental properties to assist low-income families in finding and/or maintaining affordable homes.

### **Actions planned to reduce lead-based paint hazards**

The County will follow all regulations as required by HUD and the Residential Lead-Based Paint Hazard Reduction Act of 1992. A certified inspection of a structure built prior to 1978 will determine the presence of lead-based paint. If lead-based paint is found to exist, a risk assessment is conducted to determine the type, severity and location of the hazards. The findings of the risk assessment may direct abatement as the solution to best protect children from lead exposure.

### **Actions planned to reduce the number of poverty-level families**

The County will identify target LMI locations and address the most immediate needs of those communities

through investment in public facilities and public infrastructure improvements, homeowner rehab, and affordable housing development. The County will fund facility improvements for its nonprofit partners that provide services to LMI households that directly address poverty. The programs include a youth homeless shelter, a drug addiction rehab facility, and a food pantry. The County will also fund improvements to LMI owner-occupied housing and develop new homeowner affordable housing. Homeownership has long been the primary way for families to build wealth. Providing LMI households with homebuying opportunities will reduce the number of poverty-level families in the County.

### **Actions planned to develop institutional structure**

Berkeley County will continue to work with organizations that address the various needs of the citizens of the County. Nonprofits will be selected to assist with vital public services and funded by the County. Each funded organization will be provided an overview of the CDBG program, and the County will continue to monitor and work with them to ensure compliance and program goals are met. The County will also work closely with the South Carolina Regional Housing Authority No. 3 (PHA) and Lowcountry Continuum of Care (COC) in planning to meet the needs of its citizens. These regional organizations also target LMI households and special needs groups and working together will help reduce duplication and streamline services.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Berkeley County will continue to coordinate with the South Carolina Regional Housing Authority No. 3 (PHA) to meet the needs of citizens in publicly assisted housing in the County. The PHA's emphasis is to create stable housing for LMI families in the region. It will promote and maintain housing stability by providing all the necessary tools available to help families maintain stability. Two of the main strategies utilized will be helping families find suitable employment and programs for lifestyle skill development.

The County will also work with Lowcountry Continuum of Care (COC) in planning to meet the needs of the homeless population. The County will refer to the COC and its members to address homelessness in Berkeley County.

# Program Specific Requirements

## AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

### Introduction:

This section describes the program specific requirements of the County’s CDBG and HOME programs. The County does not anticipate generating any program income in PY 2023 for CDBG or HOME.

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>0</b>

### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	70.00%

**HOME Investment Partnership Program (HOME)**  
**Reference 24 CFR 91.220(l)(2)**

**1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Berkeley County will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

To ensure that HOME affordability period requirements are met, the County applies recapture provisions when HOME funds are used for direct homebuyer subsidy activities. Subrecipient agreements include requirements ensuring the recapture provisions are followed.

**Principal Residency**

A homebuyer receiving HOME purchase assistance must reside in the home as his/her principal residence for the duration of the period of affordability.

**Period of Affordability**

The recapture provisions are in effect for a period of affordability. This period is based on the amount of direct HOME subsidy to the buyer (recapture), as follows:

**Triggering Recapture**

If, during the period of affordability, an owner voluntarily or involuntarily transfers his/her property (e.g., through a sale or foreclosure), the applicable recapture provisions go into effect.

**HOME Direct Homebuyer Subsidy / Recapture Provisions**

The amount subject to recapture is the entire HOME subsidy.

The direct HOME subsidy includes the funds that enabled the homebuyer to purchase the unit: down payment and closing cost assistance, and assistance to fill the gap between the fair market value of the property and the sales price affordable to the buyer. If the unit is sold during the affordability period, the full mortgage amount becomes due and payable. In instances where net proceeds are not sufficient to recapture the entire direct HOME subsidy, recapture of all available proceeds shall be deemed to satisfy the recapture requirements. The net proceeds of a sale are the sales price minus non-HOME loan repayments and any closing costs. This amount represents the maximum amount the

County may recapture under its Recapture Policy.

In order to enforce the recapture of HOME funds, the HOME recipient will be required to execute a mortgage for the amount of the HOME subsidy that will be recorded as a lien against the property. The term of the mortgage will meet or exceed the minimum affordability period. In addition, the County will execute a Homebuyer Agreement with each assisted buyer, to address residency requirement, terms of the recapture provision, and remedies for non-compliance.

#### Noncompliance

During the affordability period, the County will monitor the homeowner's compliance with the principal residency requirement. An owner is noncompliant with the HOME requirements if (1) he/she does not reside in the unit as principal residence because of vacating or renting out the unit to another household, or (2) if the recapture provisions are not satisfied. In the event of noncompliance, the owner is subject to repay any outstanding HOME funds. This is based on the total amount of direct subsidy to the buyer minus any principal HOME loan repayments. At the end of affordability period, if recapture has not been triggered and there is no event of noncompliance, the full amount of the principal is forgiven, and no further obligations exist for repayment of the principle sum.

**3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

The County records land use restrictions on all units acquired with HOME funds. During the process of property ownership transfers, the County's restriction is identified in title commitments. If an owner voluntarily or involuntarily transfers his/her property (e.g., through a sale or foreclosure) during the period of affordability, the applicable recapture provisions go into effect. Additionally, properties acquired with HOME funds are required to include the County as an additional insured on homeowner insurance policies. The County` proactively monitors the receipt of insurance policies to insure the property ownership has not changed.

The County will use the HOME affordable homeownership limits for the area provided by HUD to meet the affordability requirements set forth in 24 CFR 92.254 (a)(2)(iii).

**4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

HOME funds **will not be used** as a refinance mechanism to secure debt for multifamily rental housing projects.

#### **Discussion:**

The County will solicit applications for HOME funded projects through a competitive process. The

County will accept applications for funding from nonprofit organizations and affordable housing developers. Notices and documentation regarding the application will be made available on the County's website. The County will not limit the beneficiaries or give preferences to a segment of the low-income population.